

12107566
8/6/2015 3:35:00 PM \$76.00
Book - 10350 Pg - 4841-4845
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED, MAIL TO:

Riverfront at South Salt Lake Homeowners Association, Inc.
c/o Milton Shipp
1099 West South Jordan Parkway
South Jordan, UT 84095

NOTICE OF REINVESTMENT FEE COVENANT

Riverfront at South Salt Lake

South Salt Lake City, Salt Lake County, State of Utah

Pursuant to Utah Code Ann. §57-1-46(6), notice is hereby provided that each Lot that is part of the development project to be completed upon the real property situated in South Salt Lake City, Salt Lake County, State of Utah, which is more fully described in Exhibit A hereto (the "**Project**"), and which is subject to that certain Declaration of Protective Covenants, Conditions and Restrictions for Riverfront at South Salt Lake, recorded with the Salt Lake County Recorder's Office on Aug. 4, 2015, as Entry No. 12107535 (the "**Declaration**"), is subject to a reinvestment fee covenant requiring payment to the Association (defined below) of an amount to be established by the board of trustees of the Association (the "**Board**") from time to time, provided that in no event shall the reinvestment fee exceed the maximum rate permitted by applicable law. Capitalized terms not otherwise defined herein shall have the meaning assigned to them in the Declaration.

1. The "**Association**" means Riverfront at South Salt Lake Homeowners Association, Inc., and the fee under the reinvestment fee covenant shall be paid to the Association and delivered to:

Riverfront at South Salt Lake Homeowners Association, Inc.
1099 West South Jordan Parkway
South Jordan, UT 84095

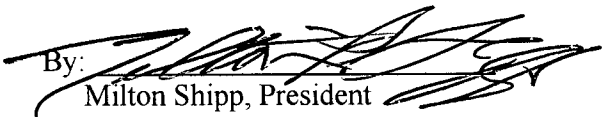
2. The reinvestment fee covenant, which is described in Section 4.9 of the Declaration, is intended to run with the land and to bind all successors in interest and assigns.
3. The existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.
4. The reinvestment fee covenant shall remain in full force and effect for so long as the Declaration encumbers the Project.
5. The purpose of the fee required to be paid under the reinvestment fee covenant is to provide the Association with funds sufficient to maintain, repair, and otherwise preserve the Common Area of the Project.

6. The fee required to be paid to the Association under the reinvestment fee covenant is required to be used by the Association to benefit the burdened property, including, without limitation, to maintain, repair, and otherwise preserve the Common Area of the Project for the benefit of all of the Lots encumbered by the Declaration.

WHEREFORE, this Notice of Reinvestment Fee Covenant is executed by the undersigned authorized representative of the Association.

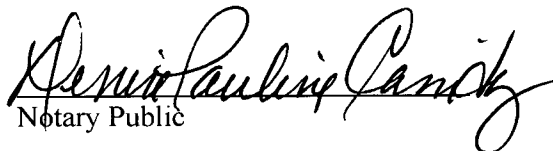
ASSOCIATION:

RIVERFRONT AT SOUTH SALT LAKE
HOMEOWNERS ASSOCIATION, INC., a
Utah nonprofit corporation

By: 
Milton Shipp, President

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 7 day of May, 2015, by Milton Shipp, President of Riverfront at South Salt Lake Homeowners Association, Inc., a Utah nonprofit corporation.


Notary Public

My Commission Expires:
7-10-17

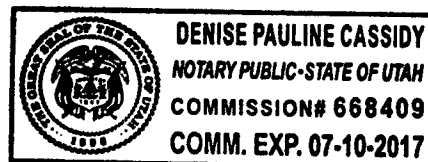


EXHIBIT A

(Legal Description of the Property)

The Property is located in South Salt Lake City, Salt Lake County, State of Utah, and is more particularly described as follows:

All of Riverfront Master Planned Mixed Use District Phase 1C-1, according to the Official Plat thereof, on file in the Salt Lake County Recorder's Office, State of Utah.

All of Riverfront Master Planned Mixed Use District Phase 1C-2, according to the Official Plat thereof, on file in the Salt Lake County Recorder's Office, State of Utah.

RIVERFRONT MASTER PLANNED MIXED USE DISTRICT PHASE 1C-1

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SAID PARCEL ALSO LOCATED IN BLOCK 3 TEN ACRE PLAT "B", BIG FIELD SURVEY, SAID PARCEL ALSO BEING A PORTION OF LOT 1C OF PROPOSED RIVERFRONT MASTER PLANNED MIXED USE DISTRICT SUBDIVISION RECORDED IN BOOK 2015 AT PAGE 056 AND AS ENTRY NO. 12005595 OF THE SALT LAKE COUNTY RECORDS, SALT LAKE COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1721.57 FEET SOUTH 89°56'38" WEST OF THE SOUTHEAST CORNER OF LOT 16 BLOCK 4, TEN ACRE PLAT "B", BIG FIELD SURVEY PER THAT BOUNDARY LINE AGREEMENT RECORDED IN BOOK 5967 AT PAGE 2488 AND AS ENTRY NO. 4532208 OF SAID RECORDS, SAID POINT ALSO BEING SOUTH 89° 56' 38" WEST 1754.57 FEET (SOUTH 89° 57' 10" WEST OF RECORD) ALONG THE MONUMENT LINE OF CARLISLE PARK LANE, PER ROAD DEDICATION PLAT AS RECORDED IN BOOK 97-4P AT PAGE 98 AND AS ENTRY NO. 6607993 OF SAID RECORDS, AND NORTH 0° 03' 22" WEST 21.00 FEET FROM THE MONUMENT IN THE INTERSECTION OF CARLISLE PARK LANE (3800 SOUTH STREET) AND 700 WEST STREET, FROM WHICH THE MONUMENT AT THE INTERSECTION OF BILLINIS ROAD (3560 SOUTH STREET) AND 700 WEST STREET BEARS NORTH 00°02'50" WEST 2050.96 FEET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1C OF SAID RIVERFRONT MASTER PLANNED MIXED USE DISTRICT SUBDIVISION; AND RUNNING THENCE ALONG SAID LONG LINE NORTH 0° 00' 32" WEST 90.23 FEET; THENCE NORTHEASTERLY 87.37 FEET ALONG A 233.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21°29'07" AND A LONG CHORD OF NORTH 10° 44' 02" EAST 86.86 FEET; THENCE LEAVING SAID LOT LINE NORTHWESTERLY 44.63 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 102°16'56" AND A LONG CHORD OF NORTH 29° 39' 53" WEST 38.93 FEET; THENCE WESTERLY 16.40 FEET ALONG A 125.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 7°31'09" AND A LONG CHORD OF NORTH 84° 33' 55" WEST 16.39 FEET; THENCE SOUTH 0° 08' 15" EAST 89.94 FEET; THENCE SOUTH 89 51' 45" WEST 553.92 FEET; THENCE SOUTH 0° 08' 15" EAST 70.21 FEET; THENCE SOUTHWESTERLY 39.31 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°04'53" AND A LONG CHORD OF SOUTH 44° 54' 12" WEST 35.38 FEET; TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CARLISLE PARK LANE, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY LINE OF LOT 1C OF SAID RIVERFRONT MASTER PLANNED MIXED USE DISTRICT SUBDIVISION; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, AND SOUTHERLY LINE OF SAID LOT 1C THE FOLLOWING (5) COURSES: (1) NORTH 89°56'38" EAST 403.94 FEET; (2) EASTERLY 80.78 FEET ALONG A 375.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°19'33" AND A LONG CHORD OF SOUTH 83°53'35" EAST 80.62 FEET; (3) SOUTH 77°43'49" EAST 41.53 FEET; (4) EASTERLY 69.81 FEET ALONG A 324.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°19'33" AND A LONG CHORD OF SOUTH 83°53'35" EAST 69.67 FEET; (5) NORTH 89°56'38" EAST 3.98 FEET TO THE POINT OF BEGINNING.

CONTAINS: 60,015 SQ. FT. OR 1.38 ACRES
10 LOTS AND 1 PARCEL

RIVERFRONT MASTER PLANNED MIXED USE DISTRICT PHASE 1C-2

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SAID PARCEL ALSO LOCATED IN BLOCK 3 TEN ACRE PLAT "B", BIG FIELD SURVEY, SAID PARCEL ALSO BEING A PORTION OF LOT 1C OF PROPOSED RIVERFRONT MASTER PLANNED MIXED USE DISTRICT SUBDIVISION RECORDED IN BOOK 2015 AT PAGE 056 AND AS ENTRY NO. 12005595 OF THE SALT LAKE COUNTY RECORDS, SALT LAKE COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1705.23 FEET SOUTH 89°56'38" WEST, AND 175.55 FEET NORTH 0°03'22" WEST OF THE SOUTHEAST CORNER OF LOT 16 BLOCK 4, TEN ACRE PLAT "B", BIG FIELD SURVEY PER THAT BOUNDARY LINE AGREEMENT RECORDED IN BOOK 5967 AT PAGE 2488 AND AS ENTRY NO. 4532208 OF SAID RECORDS, SAID POINT ALSO BEING SOUTH 89° 56' 38" WEST 1738.24 FEET (SOUTH 89° 57' 10" WEST OF RECORD) ALONG THE MONUMENT LINE OF CARLISLE PARK LANE, PER ROAD DEDICATION PLAT AS RECORDED IN BOOK 97-4P AT PAGE 98 AND AS ENTRY NO. 6607993 OF SAID RECORDS, AND NORTH 0° 03' 22" WEST 196.55 FEET FROM THE MONUMENT IN THE INTERSECTION OF CARLISLE PARK LANE (3800 SOUTH STREET) AND 700 WEST STREET, FROM WHICH THE MONUMENT AT THE INTERSECTION OF BILLINIS ROAD (3560 SOUTH STREET) AND 700 WEST STREET BEARS NORTH 00°02'50" WEST 2050.96 FEET, SAID POINT ALSO BEING A POINT ON THE EASTERLY LINE OF LOT 1C OF SAID RIVERFRONT MASTER PLANNED MIXED USE DISTRICT SUBDIVISION; AND RUNNING THENCE NORTHWESTERLY 44.63 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 102°16'56" AND A LONG CHORD OF NORTH 29° 39' 53" WEST 38.93 FEET; THENCE WESTERLY 16.40 FEET ALONG A 125.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 7°31'09" AND A LONG CHORD OF NORTH 84° 33' 55" WEST 16.39 FEET; THENCE SOUTH 0° 08' 15" EAST 89.94 FEET; THENCE SOUTH 89° 51' 45" WEST 553.92 FEET; THENCE SOUTH 0° 08' 15" EAST 70.21 FEET; THENCE SOUTHWESTERLY 39.31 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°04'53" AND A LONG CHORD OF SOUTH 44° 54' 12" WEST 35.38 FEET; TO THE NORTHERLY RIGHT-OF-WAY LINE OF CARLISLE PARK LANE PER ROAD DEDICATION PLAT AS RECORDED IN BOOK 97-4P AT PAGE 98 AND AS ENTRY NO. 6607993 OF SAID RECORDS SAID POINT ALSO BEING A POINT ON THE SOUTHERLY LINE OF LOT 1C OF SAID RIVERFRONT MASTER PLANNED MIXED USE DISTRICT SUBDIVISION; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTHERLY LINE OF SAID LOT 1C SOUTH 89°56'38" EAST 66.50 FEET TO THE WEST LINE OF LOT 1C; THENCE ALONG SAID LOT LINE NORTH 00°00'36" EAST 353.52 FEET TO THE NORTH WEST CORNER OF LOT 1C; THENCE CONTINUING ALONG SAID LOT LINE SOUTH 89°49'05" EAST 158.53 FEET; THENCE NORTH 00°01'30" EAST 202.49 FEET TO THE NORTH LINE OF LOT 1C, SAID POINT IS ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF FINE DRIVE; THENCE ALONG SAID NORTH LINE OF 1C AND SOUTHERLY RIGHT OF WAY LINE OF FINE DRIVE NORTH 89° 51' 39" EAST 642.85 FEET TO THE NORTH EAST CORNER OF LOT 1C; THENCE FOLLOWING THE EAST LINE OF SAID LOT 1C THE FOLLOWING (4) COURSES: (1) SOUTH 0°02'50" EAST 110.44 FEET; (2) SOUTHWESTERLY 73.71 FEET ALONG A 167.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°17'22" AND A LONG CHORD OF SOUTH 12°35'51" WEST 73.11 FEET; (3) SOUTH 25°14'32" WEST 232.16 FEET; (4) SOUTHWESTERLY 15.31 FEET ALONG A 233.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 3°45'56" AND A LONG CHORD OF SOUTH 23°21'33" WEST 15.31 FEET TO THE POINT OF BEGINNING.

CONTAINS: 319828 SQ. FT. OR 7.34 ACRES

47 LOTS AND 2 PARCELS